

COMMUNITY MEETING REPORT
PETITIONER: NOVANT HEALTH, INC.
REZONING (SPA) PETITION NO. 2020-058
DATE OF MEETING: JUNE 16, 2020

This Community Meeting Report is being filed with the City of Charlotte Planning Office pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION
OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out in Exhibit A attached hereto by depositing such notice in the U.S. mail on June 5, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on Tuesday, June 16, 2020 at 6:00 p.m. via WebEx. Invitees unable to attend the virtual Meeting were given the option of receiving a hard copy of the presentation via US Mail. The Community Meeting presentation has also been made available for viewing for a period of 10 days on the Johnston, Allison & Hord, PA website and invitees were encouraged to contact Petitioner's attorney regarding any questions or comments.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by the persons identified on the sign-in (RSVP) sheet(s) attached hereto as Exhibit C. Each attendee was provided a copy of the Agenda, attached hereto as Exhibit D. District 7 Charlotte City Council Member Ed Driggs was also in attendance.

Petitioner Novant Health, Inc. was represented at the Community Meeting by R. Susanne Todd, rezoning attorney with Johnston, Allison & Hord, PA, Matt Stiene, Vice President of Engineering for Novant Health, Inc., Kevin Gorman, Senior Project Manager with Alfred Benesch & Company, and Michael Wickline, Traffic Engineer with Design Resource Group,

SUMMARY OF PRESENTATION/DISCUSSION:

Ms. Todd opened the meeting by welcoming the attendees, explaining the purpose of the meeting and introducing the Development Team and other representatives of the Petitioner. Ms. Todd and Mr. Stiene made a PowerPoint Presentation that gave a general overview of the previously approved rezoning project for the 38 acres located at the intersection of Johnston Road (US 521) and Providence Road West (the "Site"), including site layout, elevations and proposed traffic mitigation intersections. Ms. Todd provided a history of the property, prior rezoning and a general overview of the proposed site plan amendment. Mr. Steine provided details on the need for additional space requested and what that additional space would be used for. Ms. Todd provided a summary of the rezoning process and explained the dates, times and location of the Public

Hearing, Zoning Committee Meeting and Council Decision as also set forth in the Agenda provided to each attendee. The dates are described as “Earliest Possible” because these dates sometimes change. Attendees were advised to confirm meeting dates via the City of Charlotte Rezoning website page and how the hearing will be conducted in light of the current pandemic restrictions.

During the Meeting, Attendees raised the following general questions or comments:

- Q. Will any type of buffer be provided for homes that back up to the property?
- A. There will be 75ft buffer between the building/parking area and the adjacent homes along the Site’s rear property line. Novant is also using part of the Site behind the building line for a tree save, so essentially everything south and east of the private drive shown on the site plan will be untouched. The green area on the plan is the buffer area itself and there’s an additional tree save area. There is one small section along Providence Road West that will have a 50 foot buffer with a fence. The majority of the buffer is well over 75 ft.
- Q. When is the start date for construction expected?
- A. Construction was originally planned to begin this summer, but due to COVID we’ve modified our plan. We are still continuing to design the project and hope to start construction during the first part of 2021.
- Co. Traffic will need to be looked at; at the Marvin Road intersection as well as the Providence Road West intersection; concern that not enough was required to accommodate the hospital.
- A. As part of the traffic study for the original rezoning, the US 521 and Marvin Road intersection was included in the study area, as well as the US 521 and Providence Road West intersection. Based on NCDOT and CDOT parameters, improvements were made where necessary. No improvements were determined necessary at US 521 and Marvin Road, but improvements were required to be made to Providence Road West as part of the traffic study. These improvements included adding a turn lane on southbound US 521 to turn left onto Providence Road West.
- As part of this Site Plan Amendment, NCDOT and CDOT have asked the developer to install an additional southbound left turn lane on 521 to turn onto Providence Road, so now when you are heading south on US 521 and want to turn left onto Providence Road West, there will be 2 left turn lanes. Novant will also construct a second receiving lane along Providence Road West that will become a right turn lane into one of the Site’s access. NCDOT and CDOT felt that this fully mitigated the project’s impact. These were the only additional improvements requested and Novant has agreed to install. The Power Points presentation slide shows only the additional improvements what was required for the previous rezoning. The traffic study did not require these 2 additional improvements.
- Q. Will there be any type of berm or trees to reduce sound or light from the hospital?
- A. All light fixtures, poles, etc. are required to direct light into the Site per the zoning ordinance. We are providing an 8 foot planting strip along Providence Road West and street trees along both sides of the Site.

- Q. Can the traffic study that was done be shared?
- A. Yes, a copy will be sent to the person requesting it.
- Q. If this rezoning is approved is there a reason you would come back in 6 months with an additional rezoning request?
- A. At this time, no reason to do so. Novant has the facility designed now and understands what it is going to need. Novant initially asked for what it thought it needed. No anticipation that Novant will be coming back in 6 months; expect it will be years if Novant ever has to come back.
- Q. Although not a part of this project, do you know if there are plans to add additional lanes to Highway 521?
- A. NCDOT has plans as part of a State project to widen from 485 down to the State line on US 521. These are part of a larger NCDOT rezoning project to widen the road with an additional lane in each direction and other changes. The schedule for that is unknown. NCDOT websites should have that information.
- Q. Will there be a lot of noise from ambulance sirens, especially at night?
- A. The hospital will have ambulances coming to it. The ambulances will primarily be on US 521. Do not anticipate a significant difference in siren noise as this is already a busy road. This is a community hospital. Trauma patients will continue to go downtown, depending on level of trauma, to Presbyterian or Atrium for treatment.
- Q. What is the buffer between the proposed road/lane adjoining Johnston Rd and Providence Road West to the home behind this lane adjustment to Marvin Rd and proposed Site?
- A. 75feet.
- Q. Is this addition needed because of Lancaster and York County residents?
- A. While we can't speak to patient demographics, these changes were due to services needed based on Mecklenburg County residents and after looking at services provided at Mint Hill and Pineville hospitals, and Presbyterian hospital in downtown Charlotte..
- Q. Will the 75 foot buffer include trees, are you able to add trees to that area?
- A. We will keep the existing vegetation and will supplement it with additional shrub layers and trees if needed to comply with zoning ordinance buffer requirements.
- Q. Have you built hospitals around existing homes, or have the homes been built after the hospital was built?
- A. We've done both and have had both happen. We've built a facility around residential areas that continue to grow. In Huntersville, the residential component of that market grew after we built the hospital. In Matthews, there were already homes around the hospital when we built that; and in Mint Hill, a large adult community has developed after we started building.
- Q. Is the 75 foot buffer up to the lane (private road internal to the Site) or the Site's building?

A. 75 feet is the minimum we have to keep of vegetation; the road is further off of that. The road is not part of the buffer.

Q. Will this addition negatively impact the value of homes?

A. Cannot speak to the specific value of homes but thus far we've seen growth around the facilities we've built in general. We've had developers build on their land because of the location of the hospital

Q. What will be the speed limit of the internal road between Johnston Road and Providence Road West?

A. This is a private street and will be controlled by Novant and most likely posted at 20-25 mph and could include elements to keep the speed down and minimize cut-thru traffic.

Q. Will the left-in off US 521 be signalized with the project?

A. We have no plans to signalize this intersection and are doubtful NCDOT would allow it to be signalized as part of our project.

Q. Will any access locations be signalized?

A. No, currently there are no plans for signalization at the access points.

When attendees had no further questions, the meeting was adjourned at 6:46 P.M. Attendees were advised that a video of the meeting presentation will be available on the Johnston, Allison & Hord law firm website for 10 days and encouraged to call or send any additional questions/comment via email.

Respectfully submitted, this the ____ day of June, 2020.

cc: John Kinley, City of Charlotte Planning Department

Pamela Anderson-Rudd
11620 Kingsley View Drive
Charlotte, NC 28277

The Ballantyne
c/o Kacey Grantham
11324 Buchanon Brake Lane, Ste.
1420
Charlotte, NC 28277

GEMS Network and Diamond
Ambassadors
c/o DeLisa Boyd
11810 Elevation Point Dr., Ste. 5402
Charlotte, NC 28277

Larkhaven Homeowners Association
c/o Jamila Griffey
8028 Lansford Road
Charlotte, NC 28277

Providence West Homeowners
Association
c/o Jeff Zyats
8110 Lansford Road
Charlotte, NC 28277

Vineyard Neighborhood Association
c/o Bryan English
10520 Russian River Place
Charlotte, NC 28277

Wyndham Homeowners Association
c/o Kristan Gehrman
15211 Wyndham Oaks Drive
Charlotte, NC 28277

Mayor Vi Alexander Lyles
600 East 4th Street
Charlotte, NC 28202

Braxton Winston, II
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

Ballantyne Residential Property
Owners Association, Inc.
c/o David McKinnon
10514 Old Wayside Road
Charlotte, NC 28277

Edinborough Homeowners
Association
c/o Paul Aarons
15001 Edindale Drive
Charlotte, NC 28277

Kenilworth/Amberleigh Homeowners
Association
c/o Anthony Fabiano
10491 Gunnison Lane
Charlotte, NC 28277

Providence West Homeowners
Association
c/o Bob Gambon
8142 Sealey Court
Charlotte, NC 28277

Scots Hill Homeowners Association
c/o Kevin Williams
14910 Scothurst Lane
Charlotte, NC 28277

The Wyndham
c/o Diana Farrington
15000 Wyndham Oaks Drive
Charlotte, NC 28277

Yorkmont
c/o Liz Clasen-Kelly
16304 Sturkie Court
Charlotte, NC 28206

Julie Eiselt
Mayor pro tem
600 East 4th Street
Charlotte, NC 28202

Dimple Ajmera
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

Cobblestone Homeowners
Association, Inc.
c/o Robert Rodite
9664 Chaumont Lane
Charlotte, NC 28277

Farmington Homeowners Association
c/o Kim Hombs
16303 Farmchase Court
Charlotte, NC 28277

Kenilworth/Amberleigh Homeowners
Association
c/o William Iacoe
10483 Gunnison Lane
Charlotte, NC 28277

Providence West Homeowners
Association
c/o Eric Marshall
8115 Sealey Court
Charlotte, NC 28277

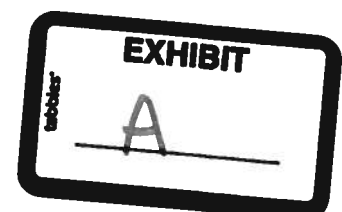
The Vineyard
c/o Eric Howard
10201 Ventana Court
Charlotte, NC 28277

The Wyndham
c/o Paula Ruckman
10512 Wyndham Chase Lane
Charlotte, NC 28277

Zeyuan Luo
6801 South Creek Rd.
Charlotte, NC 28277

James Mitchell Jr.
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

Larken Eggleston
City Council Member
600 East 4th Street
Charlotte, NC 28202



Malcolm Graham
City Council Member
600 East 4th Street
Charlotte, NC 28202

Victoria Watlington
City Council Member
600 East 4th Street
Charlotte, NC 28202

Renee Johnson
City Council Member
600 East 4th Street
Charlotte, NC 28202

Matt Newton
City Council Member
600 East 4th Street
Charlotte, NC 28202

Tariq Bokhari
City Council Member
600 East 4th Street
Charlotte, NC 28202

Edmund H. Driggs
City Council Member
600 East 4th Street
Charlotte, NC 28202

John Kinley
Planning, Design & Development
600 East 4th Street, 8th Floor
Charlotte, NC 28202

Novant Health, Inc.
2085 Frontis Plaza Blvd.
Winston-Salem, NC 27103

Charlotte Planning, Design &
Development Department
Attn: Lisa Arnold
600 East Fourth Street, 8th Floor
Charlotte, NC 28202

Bank of North Carolina
Attn: Rob Ellenburg
5980 Fairview Rd.
Charlotte, NC 28210

521 Partners, LLC
10921 A. 521 Corporate Center Dr.
Fort Mill, SC 29707

OHM Hotels 521 LLC
Attn: Alkesh Patel
1348 Matthews Township Pkwy.
Suite 200
Matthews, NC 28105

Novant Health, Inc.
3600 Country Club Road, Ste. 201
Winston-Salem, NC 27104

Kyle E. Prestidge
Nichole L. Prestidge
10424 Sutherby Dr.
Charlotte, NC 28277

Felicia N. Long
Terron E. Long
15497 Donnington Dr.
Charlotte, NC 28277

Daniel Miguelez
Danielle Miguelez
15523 Donnington Dr.
Charlotte, NC 28277

Kenilworth/Amberleigh Owners'
Association Inc.
PO Box 472029
Charlotte, NC 28247

Adam Zetzer
Kelly Zetzer
15531 Donnington Dr.
Charlotte, NC 28277

HPA Borrower 2016-1 LLC
180 N. Stetson Ave., Suite 3650
Chicago, IL 60601

Scott Lauritzen
Alina Gabriela Lauritzen
15914 Wayland Dr.
Charlotte, NC 29277

Jose M. Cardenas
Sumie Yano
15910 Wayland Dr.
Charlotte, NC 28277

Tammie Michele Laney
15491 Occum Pl.
Charlotte, NC 29277

Darald W. Rose
Pamela J. Rose
15495 Occum Pl.
Charlotte, NC 28277

Mario Aullet
Gina M. Siracuse
15881 Wayland Dr.
Charlotte, NC 28277

Raksha N. Dixit
Narendra J. Dixit
15496 Occum Pl.
Charlotte, NC 28277

Mr. Steven L. McHargue
Ms. Maria L. McHargue
15492 Occum Pl.
Charlotte, NC 28277

Mr. Marion S. Duncan, Jr.
Ms. Carol G. Duncan
15488 Occum Pl.
Charlotte, NC 28277

Mr. Robert T. Whiting
15484 Occum Pl.
Charlotte, NC 28277

Jorge Felipe Giraldo Fontenla
Yesena Dominguez Escuero
15885 Wayland Dr.
Charlotte, NC 28277

Anilkumar Prabhala
China Mahathikrishna Sistla
15889 Wayland Dr.
Charlotte, NC 28277

Puneet Arora
Raina Hemnani
15893 Wayland Dr.
Charlotte, NC 29277

Mr. Richard M. Livingston
Ms. Dana J. Livingston
15877 Wayland Dr.
Charlotte, NC 28277

Mr. Derrick J. Lee
Ms. Na Rae Kim
15877 Wayland Dr.
Charlotte, NC 28277

Mr. James K. Henderson
Ms. Marta P. Henderson
15870 Wayland Dr.
Charlotte, NC 28277

Mr. Kenneth C. Keefner, Jr.
15874 Wayland Dr.
Charlotte, NC 28277

Mr. Andrew D. Paff
Ms. Deborah Paff
15878 Wayland Dr.
Charlotte, NC 28277

Mr. Philip Pino, Jr.
Ms. Jody L. Pino
15882 Wayland Dr.
Charlotte, NC 28277

Mr. Clarence Pl Galapon
Ms. Emilia M. Linsangan
15886 Wayland Dr.
Charlotte, NC 28277

Mr. Steven Durant
Ms. Dawn A. Durant
15520 Donnington Dr.
Charlotte, NC 28277

Mr. Thomas Barzelatto
Ms. Tara Barzelatto
15524 Donnington Ln.
Charlotte, NC 28277

David Robert Johnson
Lisa G. Johnson
15532 Donnington Dr.
Charlotte, NC 28277

Chad Preston Pupillo
15528 Donnington Dr.
Charlotte, NC 28277

David Allen Jewell
15494 Donnington Dr.
Charlotte, NC 28277

Mr. Andrew M. Galek
15904 Fuller Pl.
Charlotte, NC 28277

Mr. Serguei A. Zelepouga
Ms. Anna Kamenova
15908 Fuller Pl.
Charlotte, NC 28277

Mohammad Masroor
Shala Masroor
10518 Sutherby Drive
Charlotte, NC 28277

Richa Ballantyne LLC
800 N. College St.
Charlotte, NC 28206

Nickie R. Bartley
Joan C. Bartley
10411 Sutherby Dr.
Charlotte, NC 28277

Alastair Rutherford
Marilyn H. Rutherford
10417 Sutherby Dr.
Charlotte, NC 28277

Michael O'Sullivan
Maura O'Sullivan
10425 Sutherby Dr.
Charlotte, NC 28277

Binu L. Jacob
Sanjay George
10537 Sutherby Dr.
Charlotte, NC 28277

John Sanders III
Juanita Sanders
10540 Sutherby Dr.
Charlotte, NC 28277

Salvatore C. Artale
Lydia A. Artale
10532 Sutherby Dr.
Charlotte, NC 28277

Terry Brantley
Leah M. Brantley
10526 Sutherby Dr.
Charlotte, NC 28277

Mr. James L. Jackson
Ms. Rachel W. Jackson
10605 Providence Road West
Charlotte, NC 28277

Andrew Blair Griffin
10514 Sutherby Dr.
Charlotte, NC 28277

Hong T. Nguyen
10510 Sutherby Dr.
Charlotte, NC 28277

Trustees of Big Pineville A.M.E. Zion
Church
11644 Providence Road West
Charlotte, NC 28277

Mr. James Brightwell
Ms. Nancy Brightwell
10529 Sutherby Dr.
Charlotte, NC 28277

Mr. Christopher D. Boles
Ms. Samantha L. Boles
10533 Sutherby Dr.
Charlotte, NC 28277

Mr. Joseph A. Monteleone
Ms. Candace Monteleone
10525 Sutherby Dr.
Charlotte, NC 28277

Mr. George Chaprastian
Ms. Nora B. Chaprastian
10521 Sutherby Dr.
Charlotte, NC 28277

Mr. Carl A. Zindars
Ms. Heather L. Zindars
10517 Sutherby Dr.
Charlotte, NC 28277

Guojian Men
Han Wang
10513 Sutherby Dr.
Charlotte, NC 28277

Hing Lun Wong
Hayi Wong
10509 Sutherby Dr.
Charlotte, NC 28277

Ballantyne Residential Property
Owners Association, Inc.
PO Box 218
Pineville, NC 28134

Calatlantic Group, Inc
c/o St. Armand & Eifird PLLC
3315 Springbank Ln., Suite 308
Charlotte, NC 28226

Matthew Nestor
Siobhan Nestor
10911 Pound Hill Ln
Charlotte, NC 28277

Chris Fallon
Nancy Fallon
10915 Pound Hill Ln.
Charlotte, NC 28277

Amie Beckett Montney
Carl Montney
10310 Oakhaven Glen Ln
Charlotte, NC 28277

Oakhaven Residential Owners
Association, Inc.
6701 Carmel Road, Suite 425
Charlotte, NC 28226

The Leamington Lane Revocable Trust
5665 New Northside Dr.
Atlanta, GA 30328

Mr. Robert Pugh
Ms. Diane Pugh
11127 Pound Hill Ln.
Charlotte, NC 28277

Ms. Stefanie Holtham
11123 Pound Hill Ln.
Charlotte, NC 28277

Mr. Hoyle F. Cecil
Ms. Karen K. Cecil
11119 Pound Hill Ln.
Charlotte, NC 28277

Mr. Philip Gibbons, Jr.
Ms. Wendy Gibbons
11111 Pound Hill Ln.
Charlotte, NC 28277

Mr. Lawrence K. Langley
Ms. Catherine James Langley
11103 Pound Hill Ln.
Charlotte, NC 28277

Mr. Victor P. Gissonna
Ms. Rose B. Gissonna
11041 Pound Hill Ln.
Charlotte, NC 28277

Mr. Michael Del Priore
Ms. Geraldine A. Del Priore
11033 Pound Hill Ln.
Charlotte, NC 28277

Mr. Richard Lloyd Purcell
Ms. Melanie B. Purcell
11025 Pound Hill Ln.
Charlotte, NC 28277

Mr. David Lee Allen
Ms. Ursula Raboese
11017 Pound Hill Ln.
Charlotte, NC 28277

Ms. Mary A. Reilly
11009 Pound Hill Ln.
Charlotte, NC 28277

Sumathi Sureshkumar
Suresh Pandari
13004 Oakhaven Glen Ln
Charlotte, NC 29277

Mr. Martin B. Brecht
Ms. Janet A. Brecht
10939 Pound Hill Ln.
Charlotte, NC 28277

Mr. David A. Kennedy
Ms. Ashley B. Kennedy
10923 Pound Hill Ln.
Charlotte, NC 28277

Mr. Robert J. Smyrl
Ms. Shelby Smyrl
10931 Pound Hill Ln.
Charlotte, NC 28277

Issais Mehari
Helen Hadgu
13017 Oakhaven Glen Ln
Charlotte, NC 28277

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Novant Health, Inc. to amend its existing site plan to allow for up to an additional 40,000 square feet of hospital space on approximately 40.425 acres located at the southeast corner of Johnston Road and Providence Road West, Charlotte, Mecklenburg County, NC from INST(CD) to INST(CD)(SPA)

Date and Time of Meeting: Tuesday, June 16, 2020 at 6:00 p.m.

Place of Meeting: To be conducted virtually via WebEx
See below for RSVP instructions

Petitioner: Novant Health, Inc.

Petition No.: 2020-058

We are assisting Novant Health, Inc. (the “Petitioner” or “Novant Health”) in connection with a Rezoning Petition for Site Plan Amendment (“SPA”) it recently filed with the Charlotte-Mecklenburg Planning Commission. In December of 2019, the City Council for the City of Charlotte approved the rezoning by Petitioner of approximately 40.425 acres located at the southeast corner of Johnston Road and Providence Road West, Charlotte, Mecklenburg County, NC from R-3 Residential Zoning District to INST(CD) Institutional Zoning District. The Site Plan approved as part of the rezoning allows for 163,000 SF of hospital building and 60,000 SF of medical office building. During the 9 month long rezoning process, Novant Health determined that additional programming is needed at this location. The purpose of this Rezoning Petition is to amend the approved Site Plan to allow for up to an additional 40,000 SF of hospital space. No additional buildings are proposed in connection with this rezoning request.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, June 16, 2020 at 6:00 p.m. In order to comply with the current safety precautions and social distancing guidelines, this Community Meeting will be held virtually via WebEx. Should you wish to attend, please RSVP to tmauney@jahlaw.com by Monday, June 15, and you will be sent a link to the virtual meeting along with guidelines for participation in the meeting. Alternatively, you may request a hard copy of the presentation materials be mailed to you by emailing tmauney@jahlaw.com, or you may view a video of the presentation online at <https://www.jahlaw.com/>, which will be posted by Thursday, June 18. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd, 704-998-2306.

cc: Mr. Edmund H. Driggs, Charlotte City Council District 7 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

1062410v.2
Client ID: 28382
Matter ID: 4221



Date Mailed: June 5, 2020.

ATTENDANCE LIST

Community Meeting held Tuesday, June 16, 2020 at 6:00 p.m. via WebEx / Novant Health, Inc.
/ Petition No. 2020-058

Name	Contact Information	Street Address	Attending WebEx Meeting?	Mail hard copy of materials?
Joseph Monteleone	joseph.monteleone@bofa.com	10525 Sutherby Drive Charlotte, NC 28277	Was not able to attend	Yes
Jody and Phil Pino	jodypino@yahoo.com	15882 Wayland Drive Charlotte, NC 28277	Yes	
Vinay Patel	vinay@ohmhotels.com	OHM Hotels 1348 Matthews Township Pkwy, Suite 200 Matthews, NC 28105	Yes	
Greg Schild	gschild@redventures.com	10921 A 521 Corporate Center Drive Fort Mill, SC 29707	Yes	
Wendy Gibbons	wgibbons34@gmail.com	11111 Pound Hill Lane Charlotte, NC 28277	Was not able to attend	Yes
Michael O'Sullivan	mosull67@gmail.com	10425 Sutherby Drive Charlotte, NC 28277	Yes	
Narendra Dixit	ndixit06@gmail.com	15496 Occum Place Charlotte, NC 28277	Yes	
John and Juanita Sanders	juaanita@bellsouth.net	10540 Sutherby Drive Charlotte, NC 28277	Yes	
Edward Shehan			Yes	
Ed Driggs	edriggs@charlottenc.gov	600 E. 4 th Street Charlotte, NC 28202	Yes	
Matt Stiene	mhstiene@novanthealth.org		Presenter	
Michael Wickline	Michael@drgrp.com		Presenter	
Kevin Gorman	kgorman@benesch.com		Presenter	
Susanne Todd	stodd@jahlaw.com		Presenter	
Maisha Blakeney	mblakeney@jahlaw.com		Yes	

EXHIBIT

tabbies

C

Taylor Mauney	tmauney@jahlaw.com		Moderator	
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**AGENDA
NOVANT HEALTH, INC.
REQUEST FOR REZONING
FROM INST (CD) to INST (CD) (SPA)
PETITION NO. 2020-058
COMMUNITY MEETING**

**HELD ON TUESDAY, JUNE 16, 2020 AT 6:00 P.M.
MEETING HELD VIRTUALLY VIA WEBEX**

PLEASE NOTE THAT THIS COMMUNITY MEETING WILL BE RECORDED

PETITIONER: NOVANT HEALTH, INC.

1. WELCOME AND INTRODUCTIONS:

**Matt Stiene, Vice President of Engineering, Novant Health, Inc.
Kevin Gorman, Senior Project Manager, Alfred Benesch & Company
Michael Wickline & Randy Goddard, Traffic Engineers, Design Resource Group
Susanne Todd, Attorney, Johnston, Allison & Hord, P.A.**

2. PROJECT OVERVIEW:

History of Project
Rezoned from R-3 to INST(CD) in 12/19

Requested Site Plan Amendment
INST (CD) to INST(CD)(SPA)

Changes to the Plan:
Increase Hospital Use by 40,000 SF
Decrease MOB by 1,000 SF
Additional Traffic Improvements

3. REZONING SCHEDULE:

NEXT SITE PLAN SUBMITTAL **June 15, 2020**
EARLIEST PUBLIC HEARING: **July 20, 2020 ****
EARLIEST ZONING COMMITTEE: **August 4, 2020**
EARLIEST CITY COUNCIL DECISION: **September 21, 2020**

**** Opportunity to speak for or against rezoning**

Public Hearing and Council Decision held in City Council Chambers on 1st floor of the Charlotte Mecklenburg Government Center, 600 East Fourth Street, Charlotte, NC 28202. Meetings typically start at 5:30 PM.

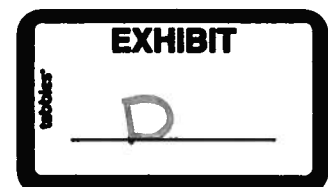
Due to COVID, one or more meetings may be virtual. Please check City of Charlotte Rezoning Page of Website to confirm.

4. QUESTIONS & ANSWERS

5. ADDITIONAL 10 DAY COMMENT PERIOD:

A video of this Community Meeting will be available on Johnston, Allison & Hord, PA's website for viewing. Meeting invitees will have an additional 10 days after the Community Meeting to provide comments or questions about the rezoning by contacting Susanne Todd at stodd@jahlaw.com.

6. ADJOURNMENT



ATTENDANCE LIST**Amended exhibit C**

Community Meeting held Tuesday, June 16, 2020 at 6:00 p.m. via WebEx / Novant Health, Inc. / Petition
No. 2020-058

Name	Contact Information	Street Address	Attending WebEx Meeting?	Mail hard copy of materials?
Joseph Monteleone	joseph.monteleone@bofa.com	10525 Sutherby Drive Charlotte, NC 28277	Was not able to attend	Yes
Jody and Phil Pino	jodypino@yahoo.com	15882 Wayland Drive Charlotte, NC 28277	Yes	
Vinay Patel	vinay@ohmhotels.com	OHM Hotels 1348 Matthews Township Pkwy, Suite 200 Matthews, NC 28105	Yes	
Greg Schild	gschild@redventures.com	10921 A 521 Corporate Center Drive Fort Mill, SC 29707	Yes	
Wendy Gibbons	wgibbons34@gmail.com	11111 Pound Hill Lane Charlotte, NC 28277	Was not able to attend	Yes
Michael O'Sullivan	mosull67@gmail.com	10425 Sutherby Drive Charlotte, NC 28277	Yes	
Narendra Dixit	ndixit06@gmail.com	15496 Occum Place Charlotte, NC 28277	Yes	
John and Juanita Sanders	juaanita@bellsouth.net	10540 Sutherby Drive Charlotte, NC 28277	Yes	
Edward Shehan	edward.t.shehan@bofa.com		Yes	
Ed Driggs	edriggs@charlottenc.gov	600 E. 4 th Street Charlotte, NC 28202	Yes	
Matt Stiene	mhstiene@novanthealth.org		Presenter	
Michael Wickline	Michael@drgrp.com		Presenter	
Kevin Gorman	kgorman@benesch.com		Presenter	
Susanne Todd	stodd@jahlaw.com		Presenter	
Maisha Blakeney	mblakeney@jahlaw.com		Yes	
Taylor Mauney	tmauney@jahlaw.com		Moderator	

No further questions or comments were received within the ten (10) business day comment period.